

OVERALL SITE PLAN

SCALE: 1/8" = 1'-0"

SQUARE FOOTAGE

FRONT PORCH	-	144 SQ. FT.
EXISTING LIVING AREA	-	942 SQ. FT.
NEW ADDITION AREA	-	462 SQ. FT.
TOTAL	-	1548 SQ. FT.

SQUARE 58
SUBURBAN VILLAS
JEFFERSON PARISH
LOUISIANA

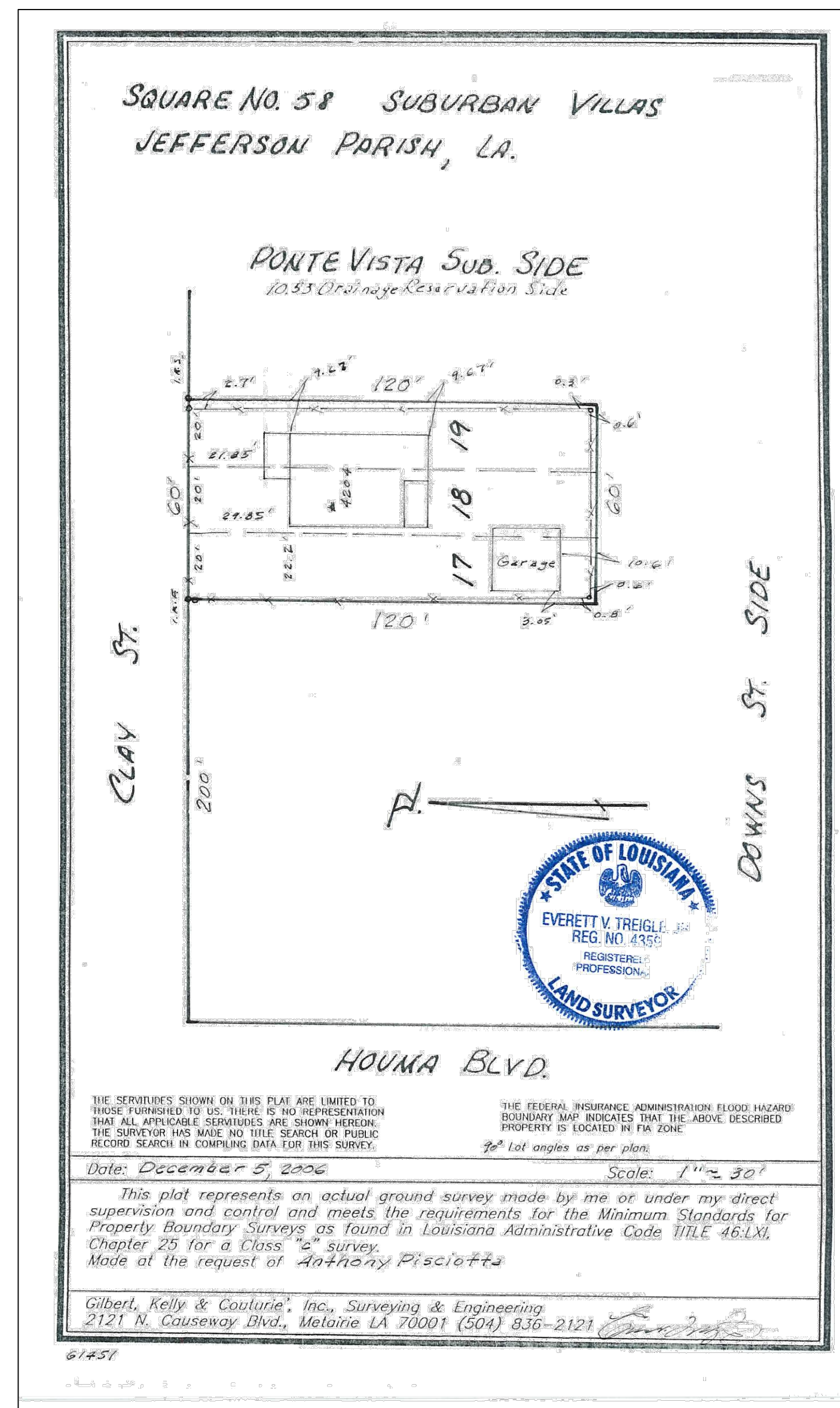
Codes:
International Residential Code 2009
NDS 2005
ASCE 7-05
NFPA Standard 101 2009
ACI 318-08

Loads:
Deck: 15 PSF Dead Load
100 PSF Live Load
Floor: 20 PSF Dead Load
40 PSF Live Load
Roof: 20 PSF Dead Load
20 PSF Live Load

Materials
1. Timber shall be Southern Pine No. 2 or better, $F_{bmin} = 1,400$ psi.
2. Pressure Treating shall be AWP A U1.
3. Hot dip galvanizing shall be ASTM A123.
4. Bolts shall be ASTM A325.
5. Washers shall be ASTM F436.
6. Nuts shall be ASTM A563.

DRAWING INDEX

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A05	INTERIOR BATH ELEVATIONS AND ARCH. DETAILS
S01	FOUNDATION AND PIER FRAMING PLAN
E01	ELECTRICAL LIGHTING AND POWER PLAN AND LEGEND

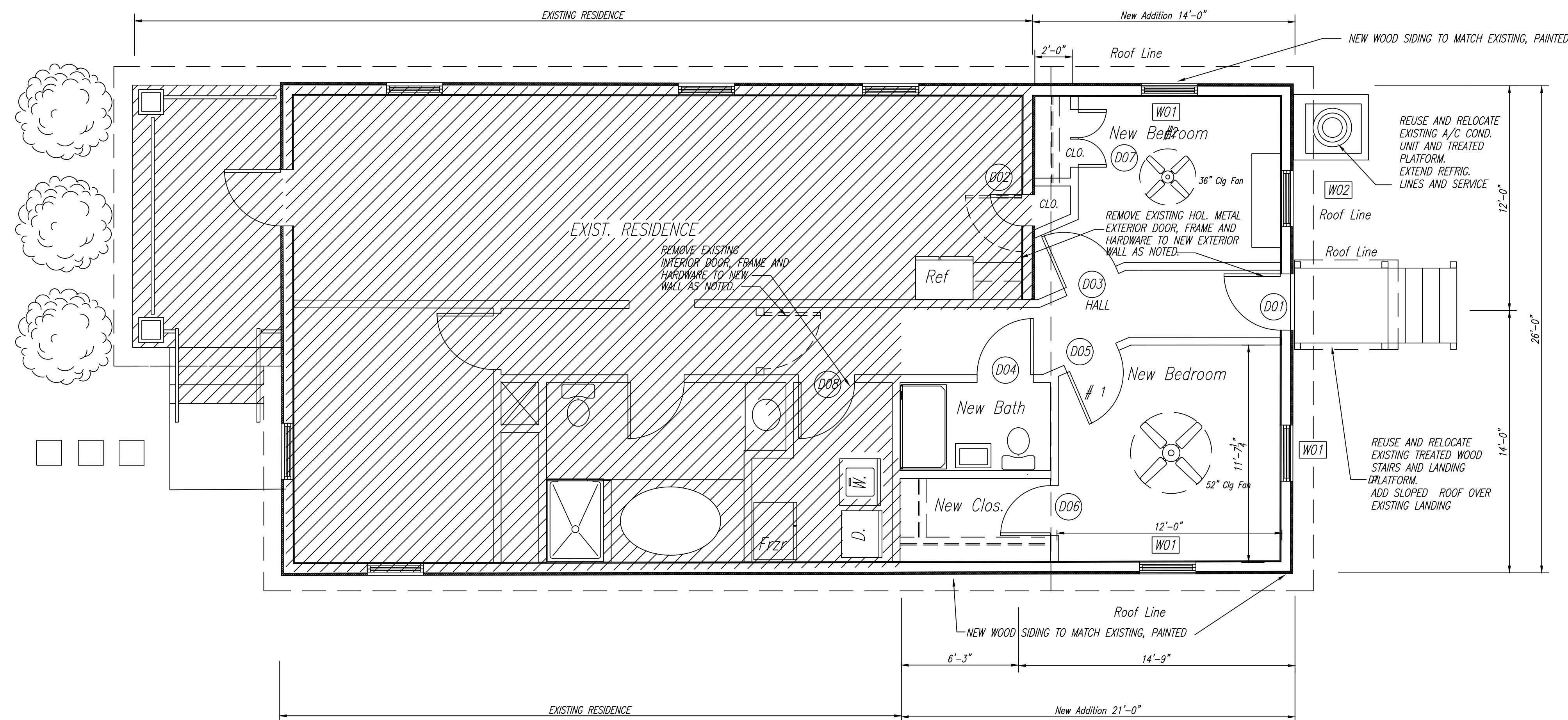


BAYOU 2.0 - DRAFTING & DESIGN
4204 Clay Street
Metairie, Louisiana 70001

PROPOSED ADDITION TO EXISTING RESIDENCE

DESCRIPTION: OVERALL SITE PLAN & DWG. INDEX

DRAWN BY: WJN | CHECKED BY:
SCALE: 1/8" = 1'-0"
DATE: OCT. 11, 2020
JOB NUMBER: BU2.0 2020 0011 | SHEET: A01



OVERALL FLOOR PLAN

SCALE: 1/4" = 1'-0"

FINISH SCHEDULE					
ROOM NAME	CEILING	WALLS	FLOOR	BASE	CEILING HEIGHT
BEDROOMS #1 AND #2	PAINTED GYP. BD.	PAINTED GYP. BOARD	HARDWOOD	6" PNTD WOOD	9'-0"
HALL	PAINTED GYP. BD.	PAINTED GYP. BOARD	HARDWOOD	6" PNTD WOOD	9'-0"
BATH	PAINTED GYP. BD.	PAINTED GYP. BOARD	CERAMIC TILE HARDWOOD	6" PNTD WOOD	9'-0"
CLOSETS	PAINTED GYP. BD.	PAINTED GYP. BOARD	HARDWOOD	6" PNTD WOOD	9'-0"

GENERAL NOTES:

- CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS PRIOR TO COMMENCEMENT OF ANY AND ALL WORK.
- ALL WALLS ARE DRAWN AS 2x4 FRAMING (3 1/2") STUDS PROVIDE FURRING AS REQUIRED AT NEW PLUMBING STACKS AS REQUIRED.

WINDOW SCHEDULE				
ID	SIZE	DESCRIPTION	FRAME FIN	REMARKS
W1	3'-0" x 4'-0"	Single Hung Insulated W/ Insect Screen	VINYL COATED	Reuse Exist. Units Where Possible, New units to Match Existing Units
W2	3'-0" x 4'-4"	Single Hung Insulated W/ Insect Screen	VINYL COATED	

WINDOW NOTES:

- ALL WINDOWS TO BE VINYL UNLESS NOTED OTHERWISE. (MATCH EXISTING)
- ALL WINDOW AND HEAD INTERIOR CASINGS SHALL ALIGN, WHERE APPLICABLE.

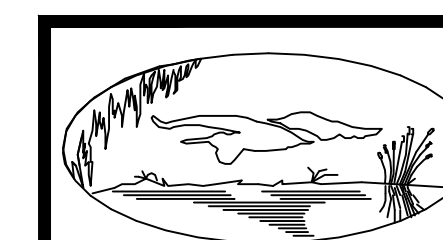
DOOR SCHEDULE				
NUM.	TYPE	SIZE	THICK	REMARKS
D01	RELOCATED	3'-0" x 6'-8"	1 3/4	RELOCATED EXISTING UNIT
D02	NEW	1'-4" x 6'-8"	1 3/8	MASONITE PANEL (MATCH EXISTING)
D03	NEW	3'-0" x 6'-8"	1 3/8	MASONITE PANEL (MATCH EXISTING)
D04	NEW	3'-0" x 6'-8"	1 3/8	MASONITE PANEL (MATCH EXISTING)
D05	NEW	3'-0" x 6'-8"	1 3/8	MASONITE PANEL (MATCH EXISTING)
D06	NEW	2'-8" x 6'-8"	1 3/8	MASONITE PANEL (MATCH EXISTING)
D07	NEW	(2) 1'-6" x 6'-8" (PAIR)	1 3/8	MASONITE PANEL (MATCH EXISTING)
D08	RELOCATED	3'-0" x 6'-8"	1 3/4	RELOCATED EXISTING UNIT

General Notes:

- Contractor shall verify all dimensions and field conditions before proceeding and shall notify owner of any discrepancies.
- All construction shall comply with all parish, city, and state codes.
- Substitution of materials must be approved by the engineer of record.
- All connectors on the plans are Simpson Strong-tie. Use these connectors or an approved equal.
- Fasten connectors per manufacturer's instructions.
- Contractor is to verify that nails used with pneumatic nailing equipment have the capacities in shear and withdrawal required by the structural design.
- All nails exposed to the environment should be galvanized unless connectors are stainless steel, in which case the nails must also be stainless steel.
- The contractor shall be responsible for providing all measures necessary to protect the structure during construction. These measures shall include, but not be limited to, bracing and/or shoring for loads due to wind. The contractor shall be responsible for the design and implementation of any scaffolding, bracing, and shoring.
- All details shown shall be incorporated into the project at all appropriate locations, whether specifically indicated or not.
- The contractor shall carefully examine the design documents and secure from the engineer of record any additional information, if necessary, that may be required for a clear and full understanding of the work.
- Any work or material which is not directly or indirectly noted in the drawings, but is necessary for the proper carrying out of the obvious intention is to be understood as "implied" and is to be provided by the contractor in his proposal as fully as if specifically described or delineated. Any discrepancies between drawings and specifications must be reported to the engineer of record for correction and interpretation before bidding.
- All work shall be performed in accordance with these plans and the requirements and standards of the local and state governing authorities.
- When any part of the structure is open to the exterior, protect interior from wind, storm, rain, and vandalism.

Timber Framing Notes:

- All new ground floor sills shall be preservative treated.
- All new wood framing members that abut concrete or masonry are to be treated. **or** Fasteners for pressure treated wood shall be of hot dipped zinc-coated galvanized steel, stainless steel, ~~silicon bronze, or copper~~. Coating weights for zinc-coated fasteners shall be in accordance with ASTM 153.
- The ends of each joist, beam, or girder shall not have less than 1.5 inches of bearing on wood or metal and not less than 3.0 inches on masonry or concrete.
- Joists framing from opposite sides over a support shall lap a minimum of 3 inches ~~and be nailed together with a minimum of three 10d face nails~~.
- Notches in joists, rafters, and beams shall not exceed one-sixth of the depth of the member, shall not be longer than one-third the depth of the member, and shall not be located in the middle one-third of the span.
- Notches at the ends of members shall not exceed 1/4 the depth of the member.
- Diameter of holes cut or bored into members shall not exceed one-third the depth of the member. Holes shall not be closer than 2 inches to the top or bottom of the member or to any other hole in the member, or to notches.
- ~~Contractor is to provide a continuous load path from each roof framing element to the foundation with appropriate load transfer connectors. Each connector is to be installed with the number of nails specified by the manufacturer of the connector.~~
- ~~7/16 7/8-inch thick plywood shall be pre-cut to the size of all window and door frames for use during predicted hurricane force winds. These panels will be stored on site, protected from water and termites. The panels are to be attached to the building with 1/4" stainless steel bolts at the corners and 12 inch spacing permanently attached to the building, a minimum of 1 inch from the edge of the panel.~~
- ~~All perimeter walls shall be 2 x 6 studs spaced at 16 inches on center.~~
- ~~12~~ Provide double floor joists under all parallel walls, strongbacks, or kickers.
- UNLESS SHOWN OTHERWISE ALL PLYWOOD WALL AND ROOF SHEATHING SHALL BE NAILED WITH 8d RING SHANK NAILS SPACED A MAXIMUM OF 6" O.C. AT ALL SUPPORTS AND EDGES.
- HEADERS AT ALL OPENINGS SHALL BE (2) 2X8.



BAYOU 2.0 - DRAFTING & DESIGN

PROPOSED ADDITION TO EXISTING RESIDENCE

4204 Clay Street
Metairie, Louisiana 70001

DRAWN BY: WJN CHECKED BY:

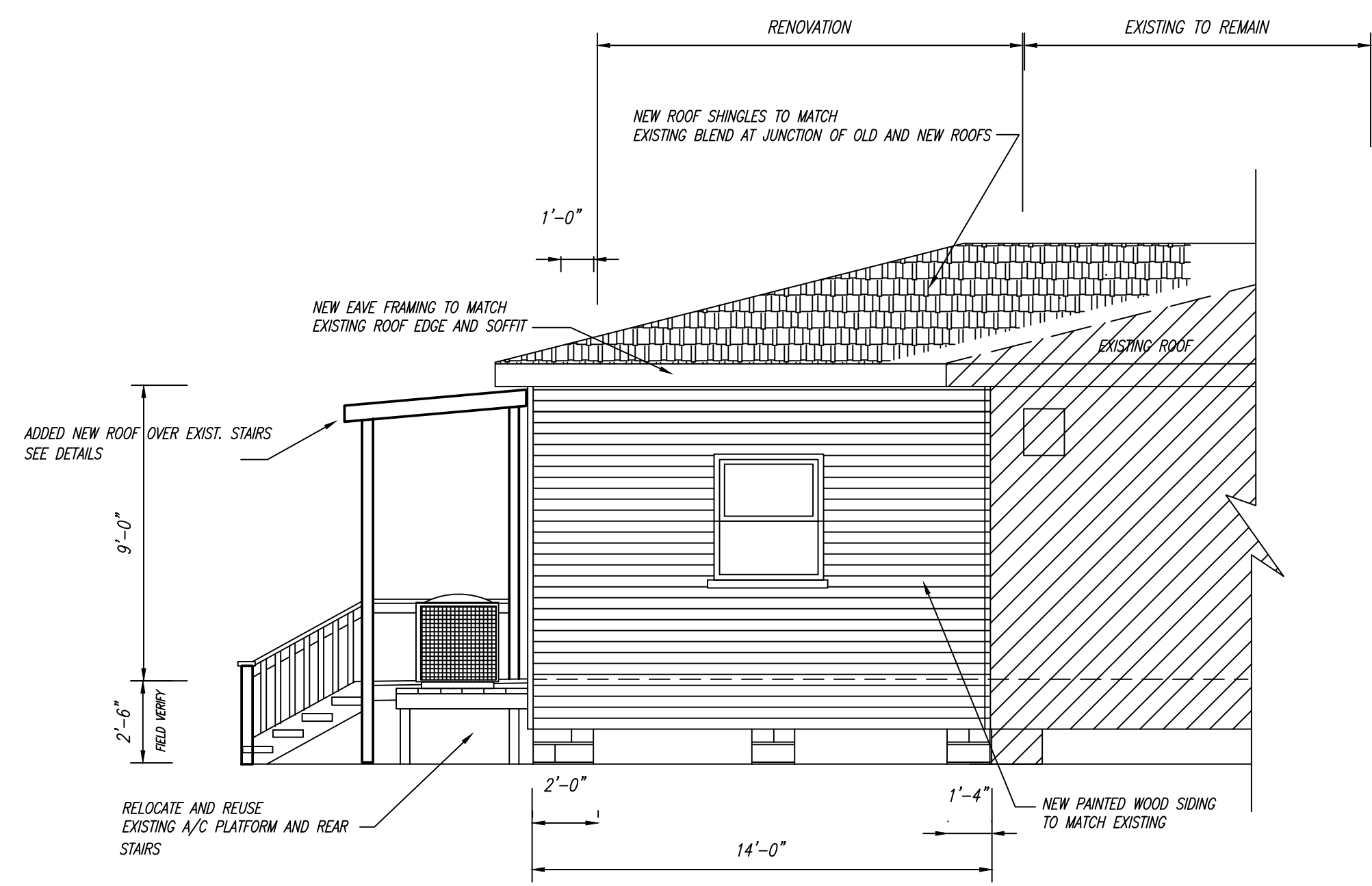
SCALE: 1/4" = 1'-0"

DATE: OCT. 11, 2020

DESCRIPTION: OVERALL FLOOR PLAN AND SCHEDULES

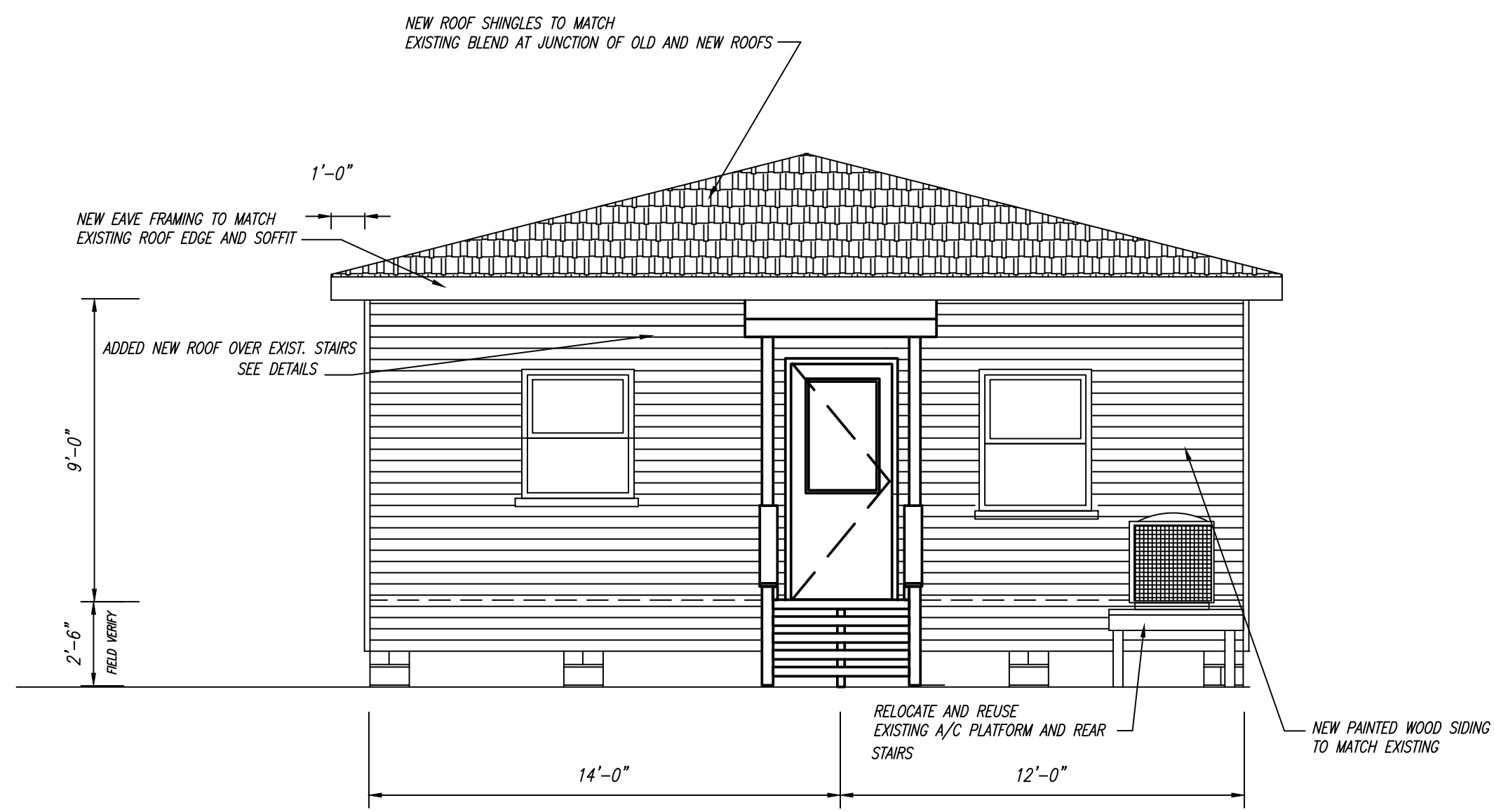
JOB NUMBER BU2.0 2020 0011

SHEET A02



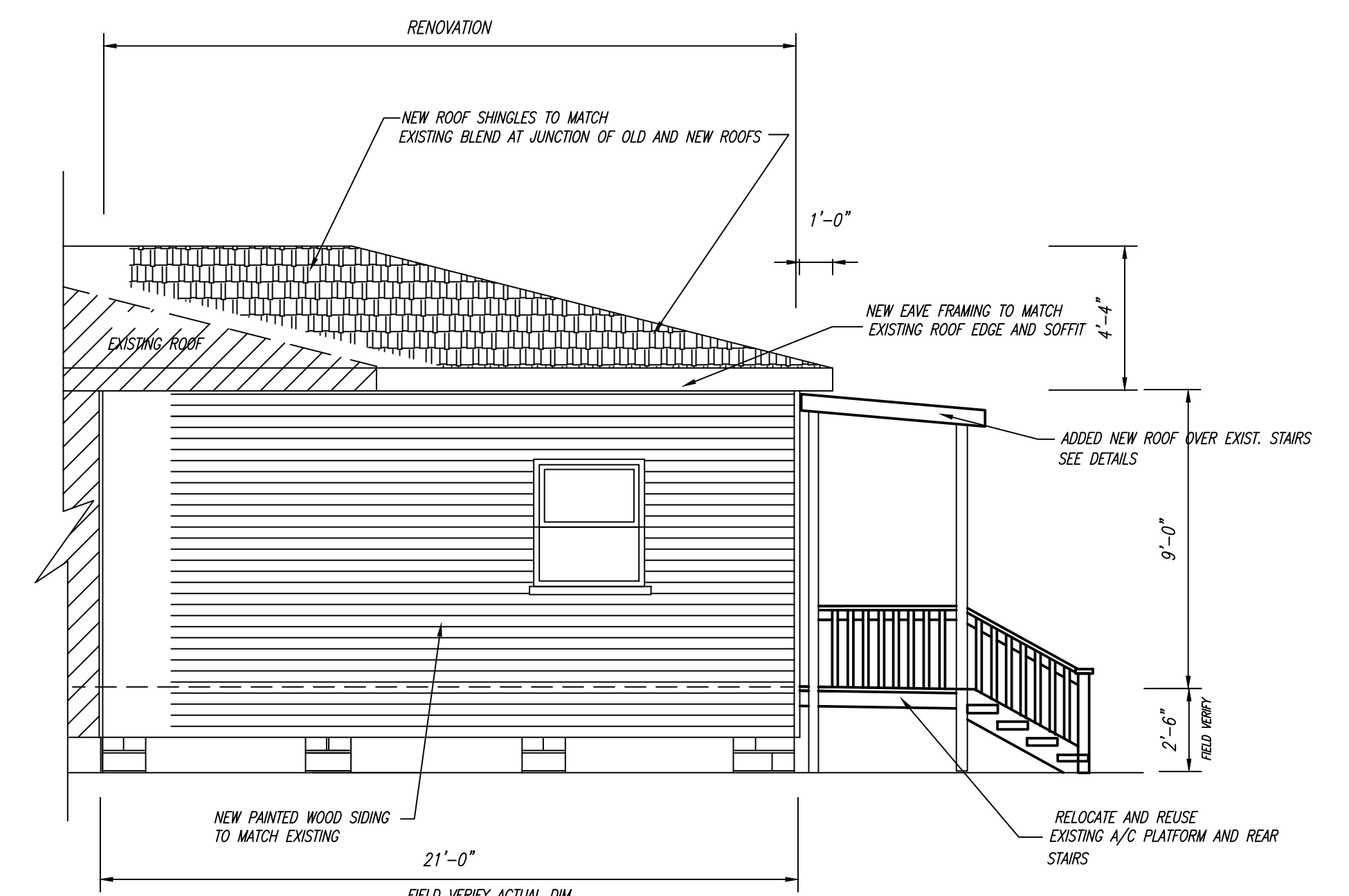
PONTE VISTA SUB. (SIDE) ELEVATION

SCALE: 1/4" = 1'-0"



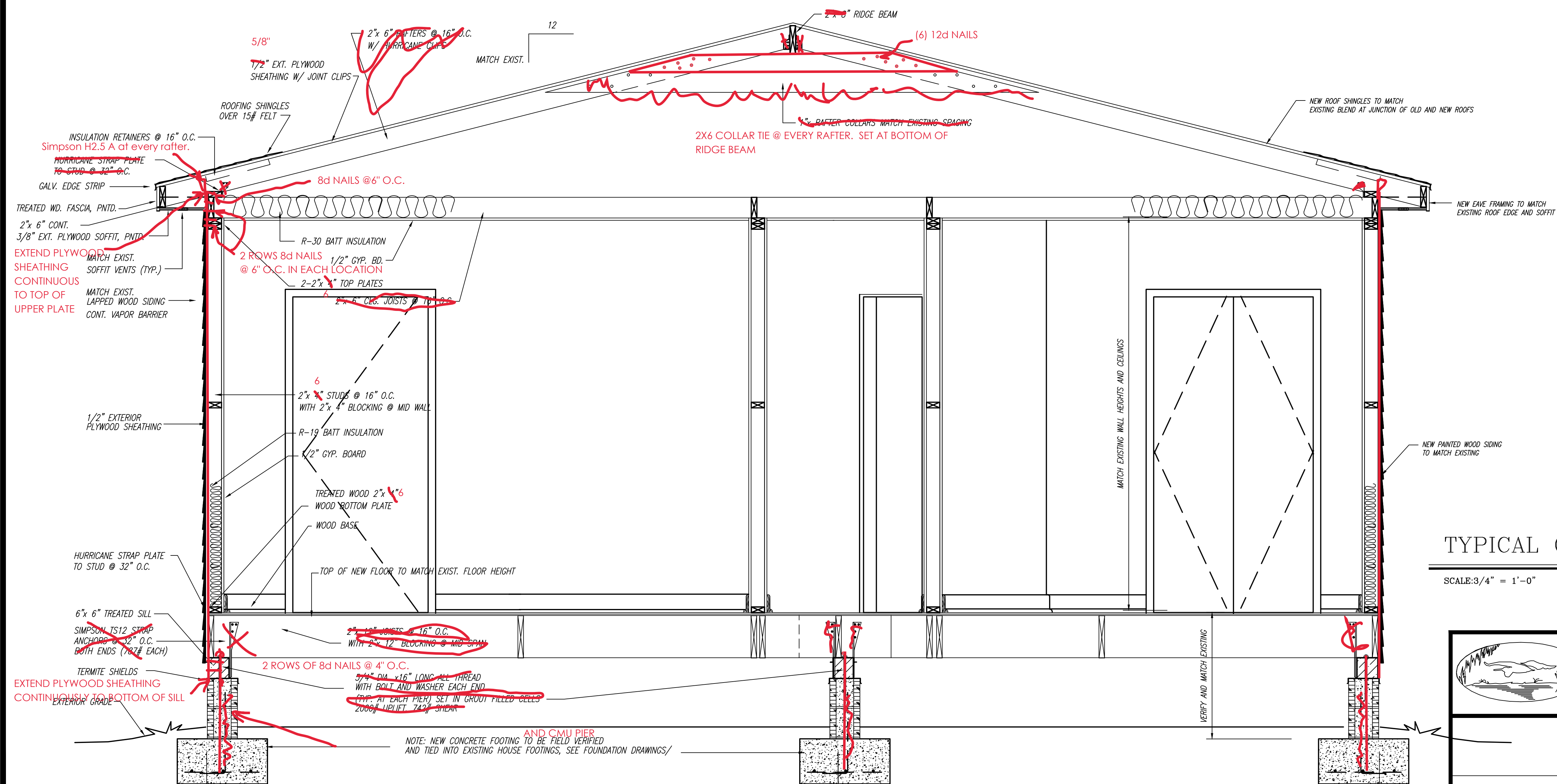
DOWN STREET (SIDE) ELEVATION

SCALE: 1/4" = 1'-0"



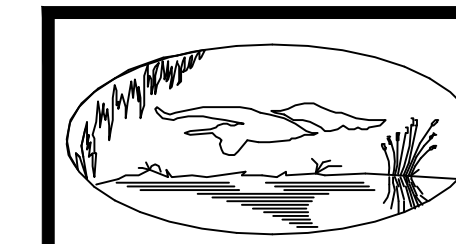
HOUMA BLVD. (SIDE) ELEVATION

SCALE: 1/4" = 1'-0"



TYPICAL CROSS SECTION THRU NEW ADDITION

SCALE: 3/4" = 1'-0"



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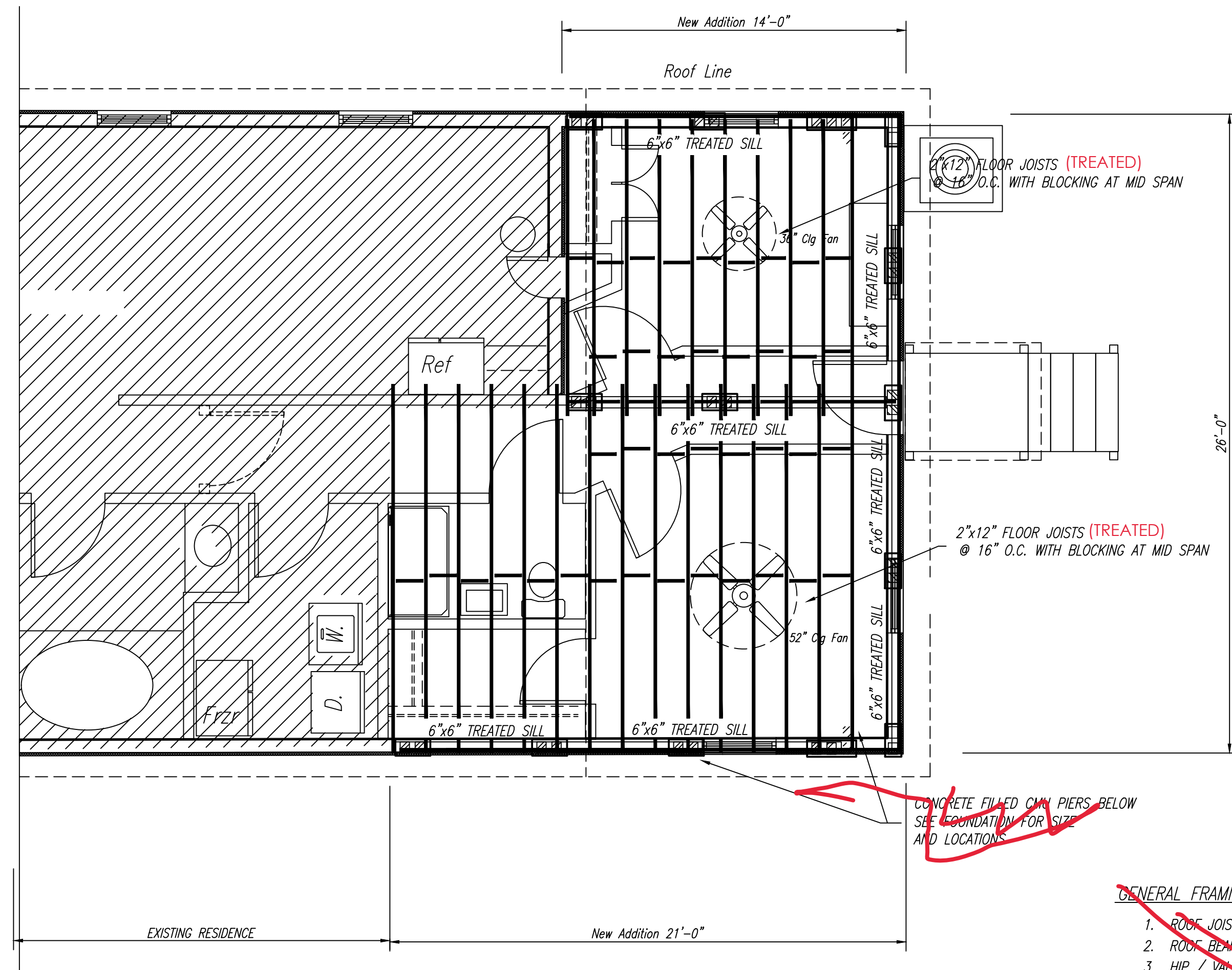
SCALE: 1/4" = 1'-0"

DATE: OCT. 11, 2020

DESCRIPTION: EXTERIOR ELEVATIONS

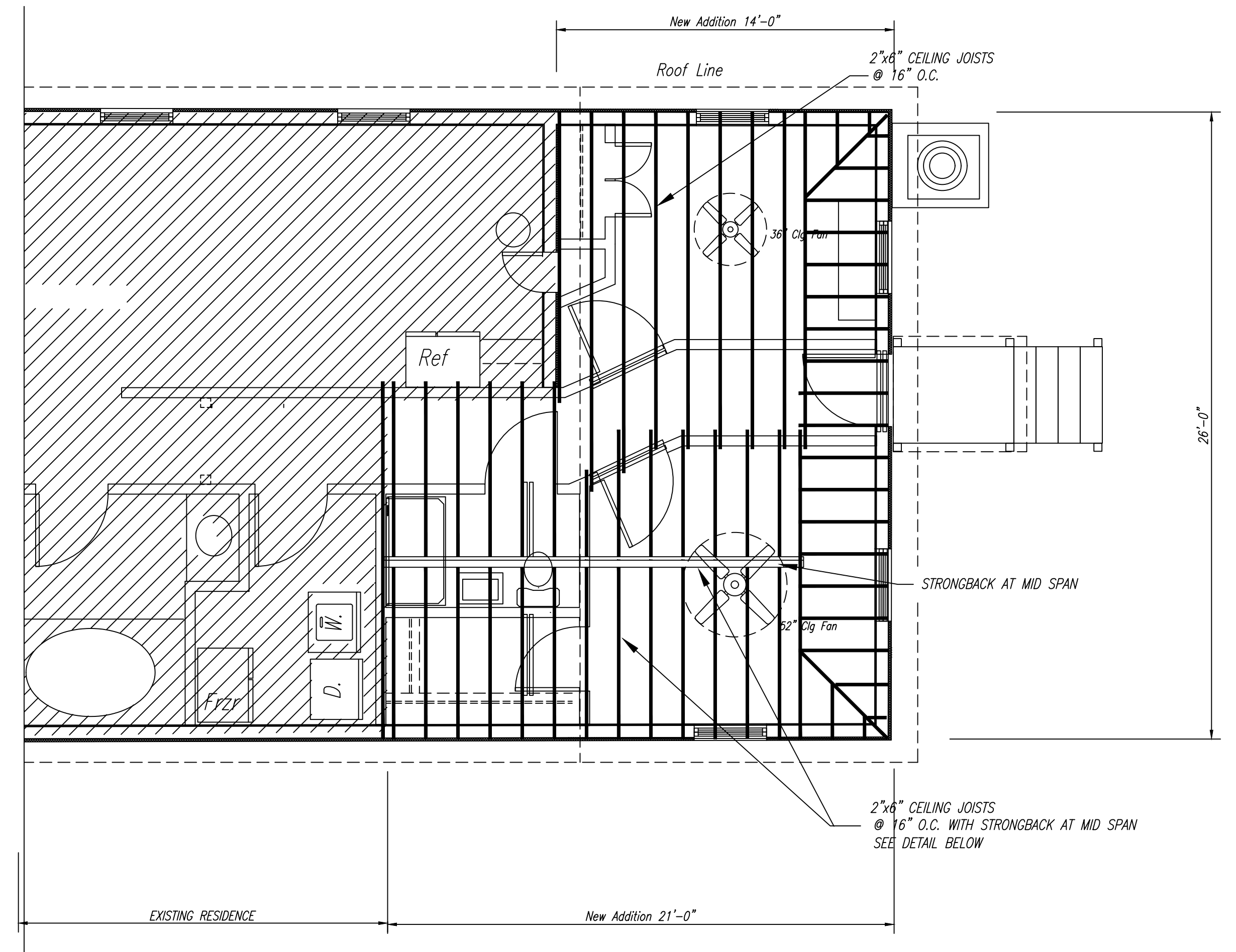
JOB NUMBER
BU2.0 2020 0011

SHEET
A03



FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

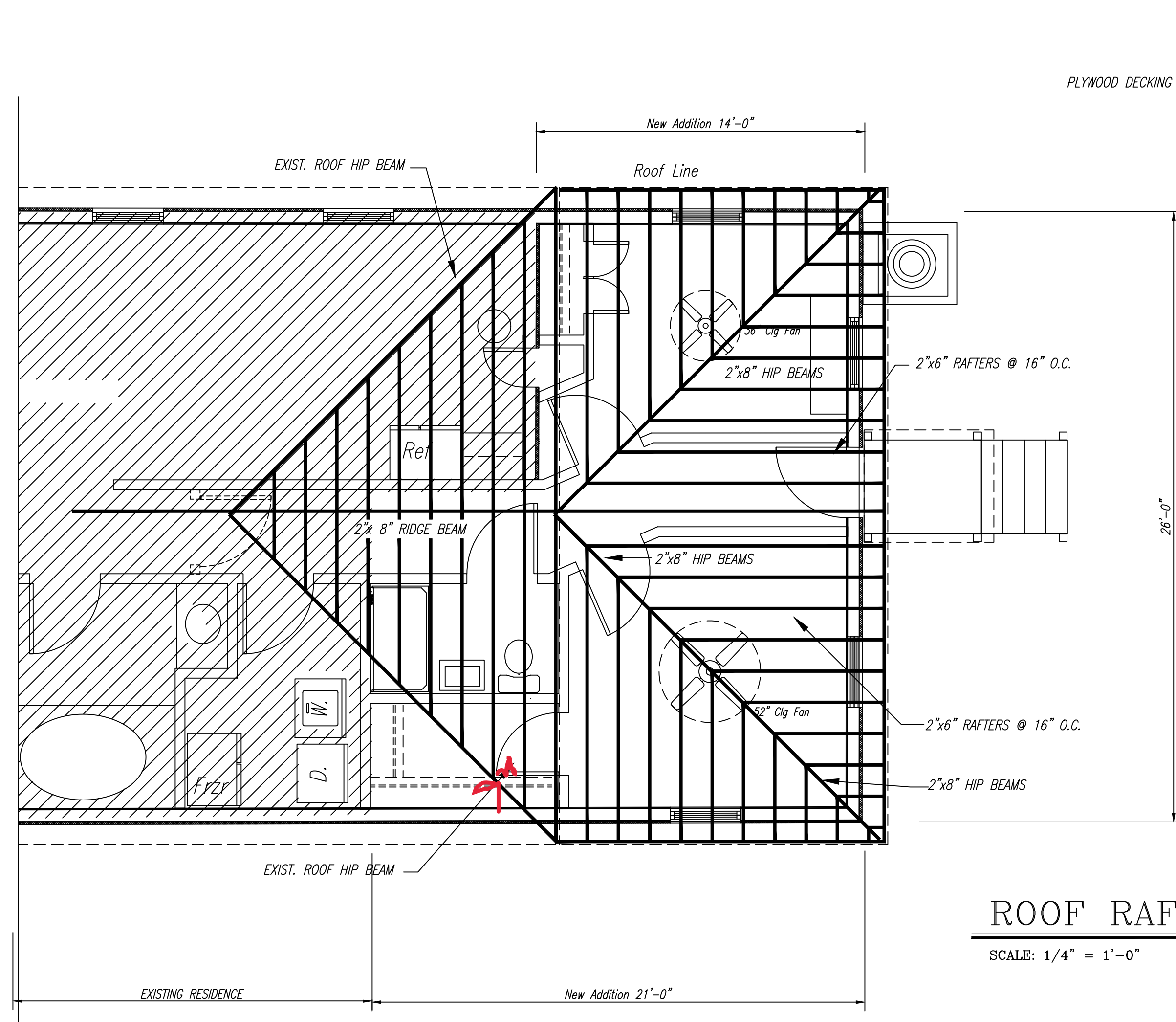


CEILING JOIST FRAMING PLAN

SCALE: 1/4" = 1'-0"

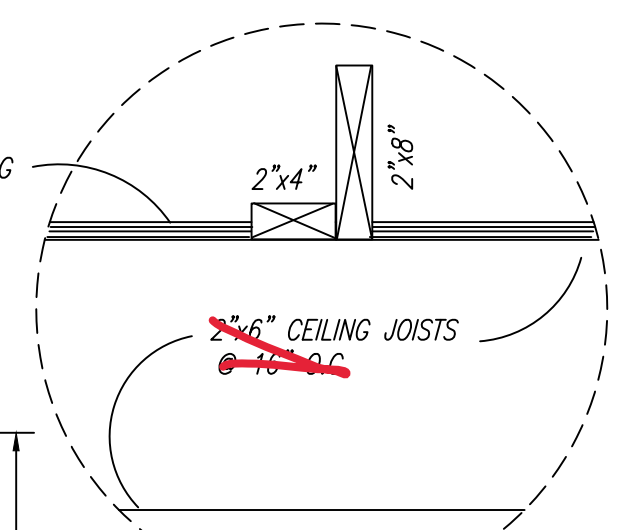
GENERAL FRAMING NOTES:

1. ROOF JOISTS: 2x6" @ 16" O.C.
2. ROOF BEAM: 2x8"
3. HIP / VALLEY BEAMS: 2x8"
4. COLLAR BRACES: MATCH EXISTING
5. ANGLE BRACES: AS REQ'D. MATCH EXISTING
6. ALL NEW HEADERS ARE TYPICAL (S) 2x8" JOISTS
7. PROVIDE STRONGBACK AS PER DETAIL BELOW AND PLAN.



ROOF RAFTER FRAMING PLAN

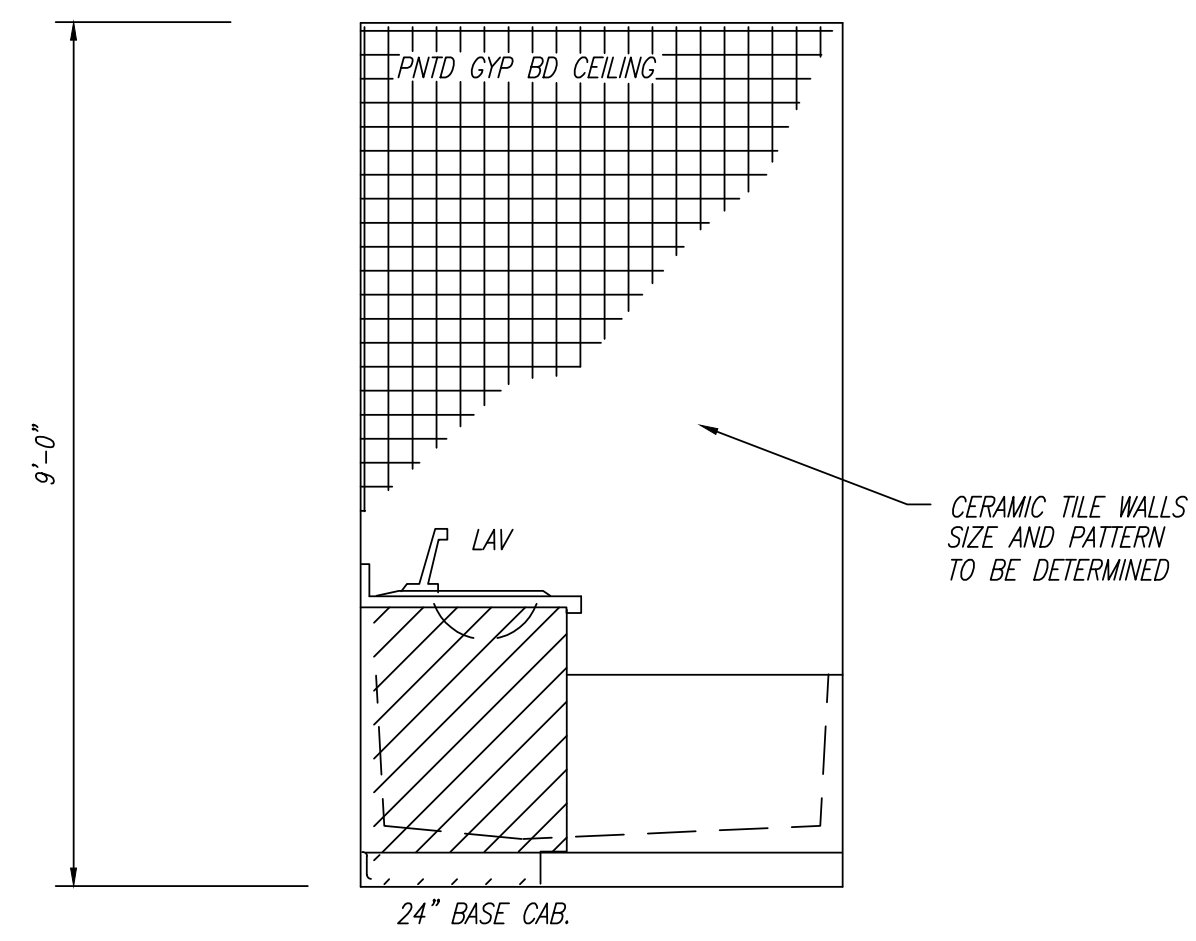
SCALE: 1/4" = 1'-0"



TYPICAL CEILING STRONG BACK DETAIL

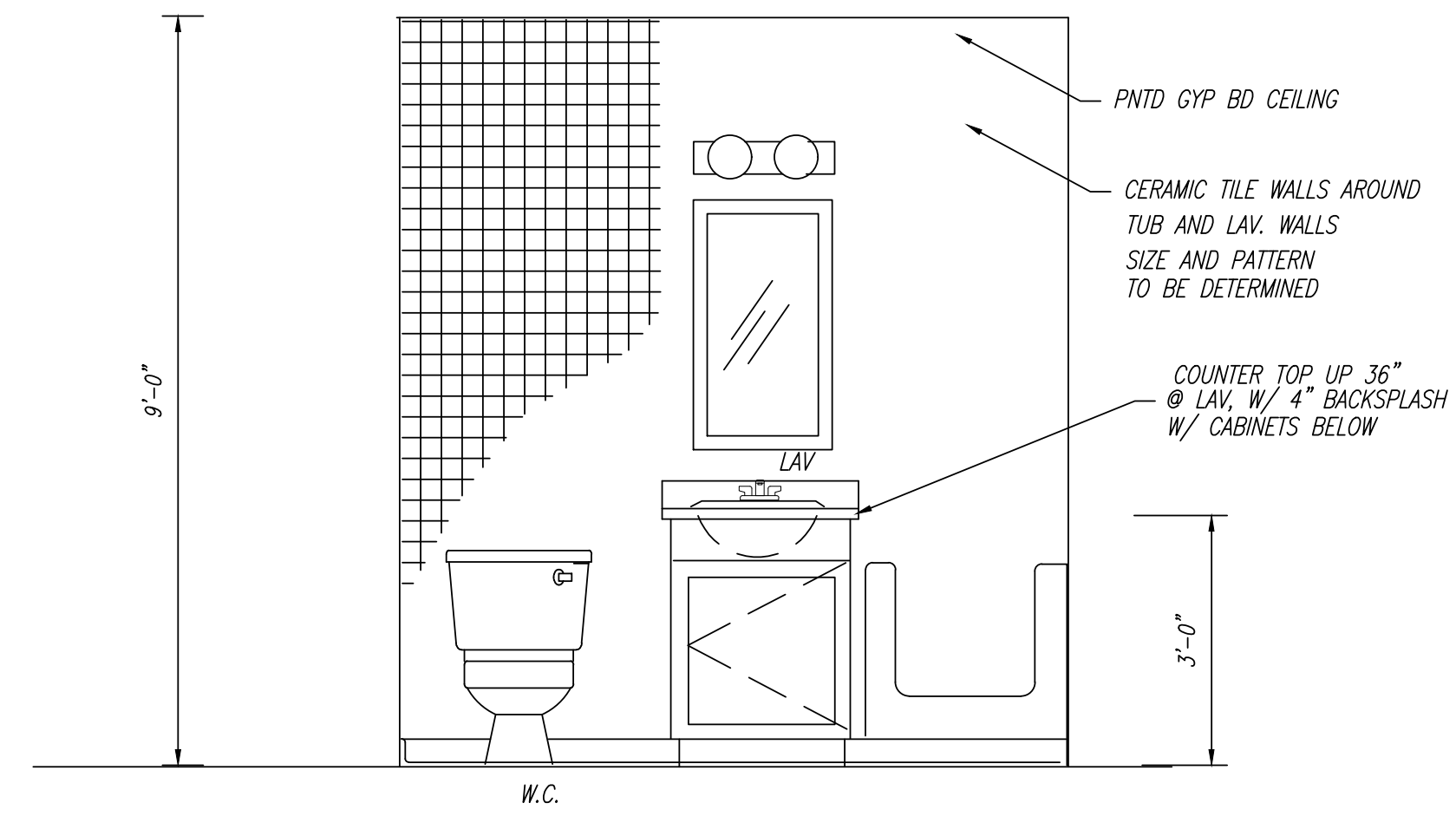
NOTE
ALL JOIST AND RAFTER SIZES SHALL BE VERIFIED BY ENGINEER OF RECORD.

	BAYOU 2.0 - DRAFTING & DESIGN PROPOSED ADDITION TO EXISTING RESIDENCE 4204 Clay Street Metairie, Louisiana 70001	
	DRAWN BY: WJN SCALE: 1/4" = 1'-0" DATE: OCT. 11, 2020	CHECKED BY: JOB NUMBER: BU2.0 2020 0011 SHEET: A04
DESCRIPTION: FLOOR, CEILING, AND ROOF FRAMING		



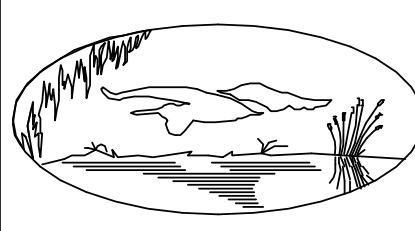
ELEV. #1 - BATH #2

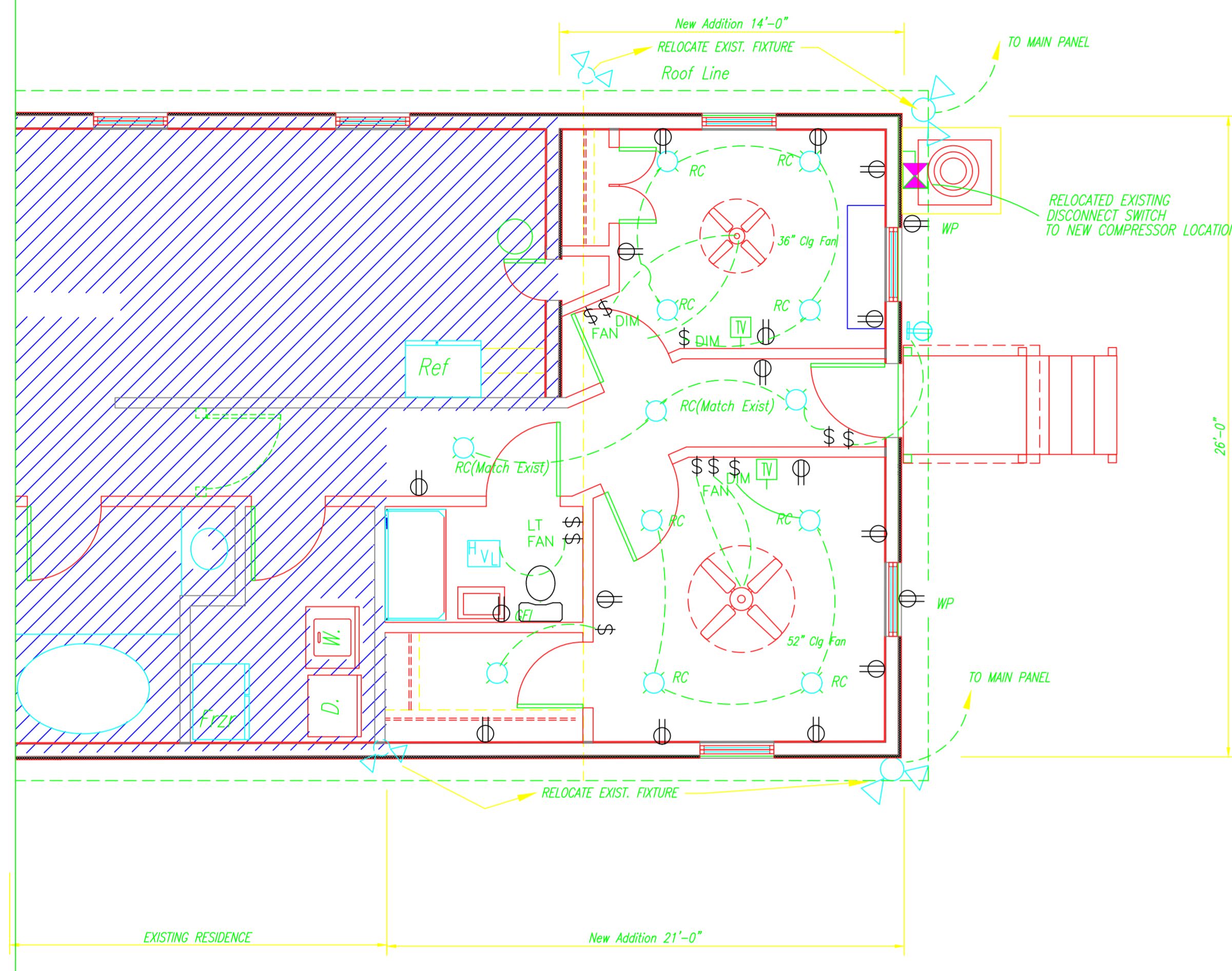
SCALE: 1/2" = 1'-0"



ELEV. #2 - BATH #2

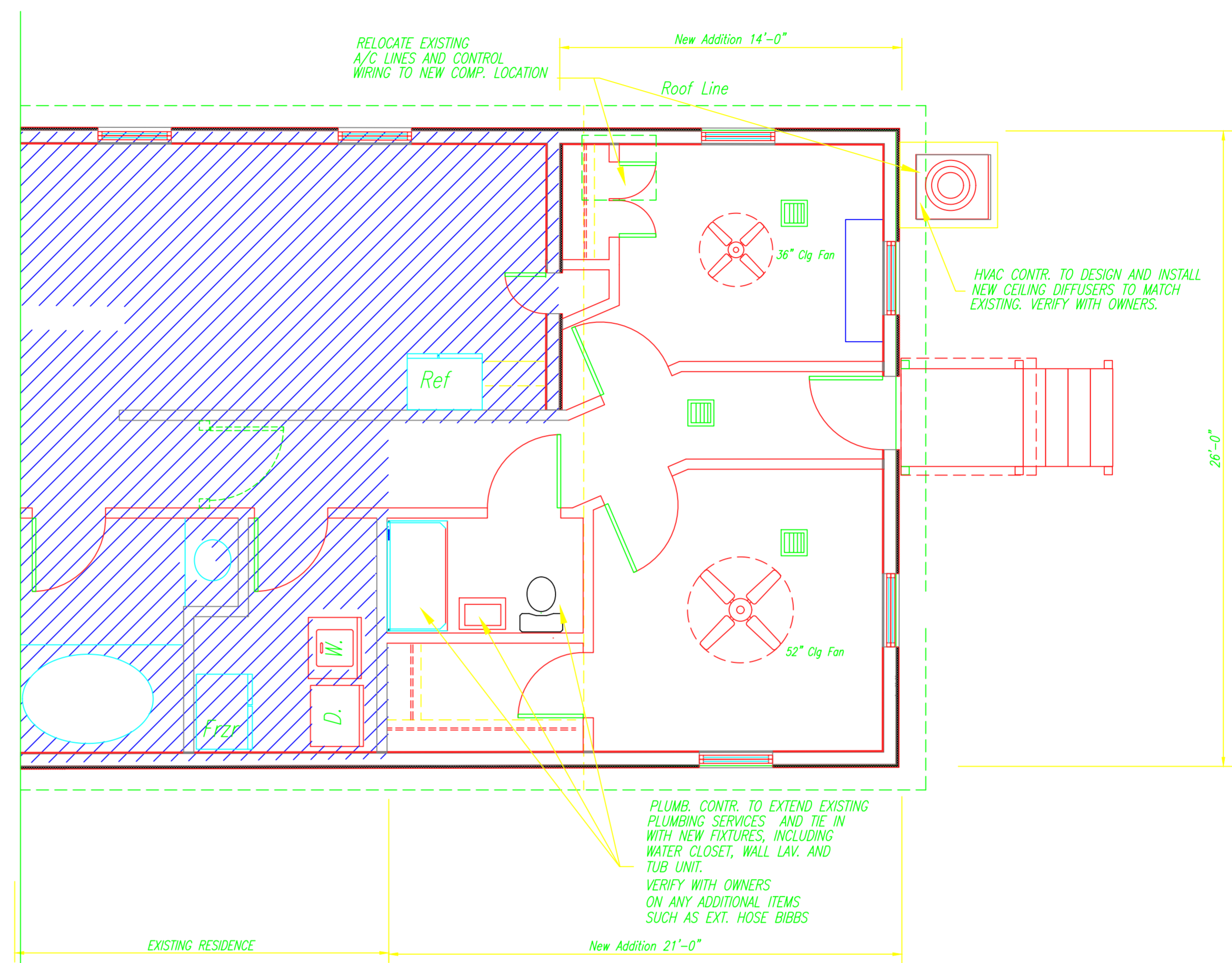
SCALE: 1/2" = 1'-0"

	BAYOU 2.0 - DRAFTING & DESIGN	
	PROPOSED ADDITION TO EXISTING RESIDENCE 4204 Clay Street Metairie, Louisiana 70001	
DRAWN BY: WJN		CHECKED BY:
SCALE: 1/4" = 1'-0"		DATE: OCT. 11, 2020
DESCRIPTION: BATH 32 ELEVATIONS	JOB NUMBER BU2.0 2020 0011	SHEET A05



ELECTRICAL LIGHTING AND POWER PLAN

SCALE: 1/4" = 1'-0"



A/C AND PLUMBING PLAN

SCALE: 1/4" = 1'-0"

ELECTRICAL NOTES:

- 1.) WIRING FOR A NEW SECURITY ALARM SYSTEM SHALL BE INSTALLED DURING CONSTRUCTION. COORDINATE INSTALLATION WITH OWNER.
- 2.) GROUPING OF ELECTRICAL CIRCUITS SHALL BE COORDINATED WITH THE OWNERS, PRIOR TO INSTALLATION.
- 3.) PROVIDE ALL NECESSARY DISCONNECT SWITCHES AND GFI'S AS REQUIRED BY CODE.
- 4.) PROVIDE ROUGH-IN FOR CABLE TV OUTLETS AS INDICATED ON DRAWINGS. VERIFY WITH OWNERS PRIOR TO INSTALLATION.
- 5.) PROVIDE ALL SMOKE AND FIRE DETECTORS AS REQUIRED BY CODE ALONG WITH CARBON MONOXIDE DETECTORS.

ELECTRICAL LEGEND

	DUAL SOFFIT MOUNTED FLOODLIGHT W/ PHOTOELECTRIC CELL (SWITCH TO PANEL)		110V DUPLEX GROUNDED RECEPTACLE (GROUND FAULT INTERRUPT)
	CEILING MOUNTED HEAT & VENT LIGHT COMBINATION W/ WALL SWITCH		110V DUPLEX GROUNDED RECEPTACLE
	RECESSED DOWNLIGHT Moisture Resistant @ Exterior and Bath Conditions		110V DUPLEX GROUNDED RECEPTACLE WEATHERPROOF
	WALL MOUNTED FIXTURE		SINGLE WALL SWITCH
	PENDANT TYPE FIXTURE		3-WAY WALL SWITCH
	(2 AND 3 BULB) WALL MOUNTED BATH FIXTURE		4-WAY WALL SWITCH
			DISCONNECT SWITCH
			WALL MOUNTED TELEPHONE JACK
			CABLE TV ROUGH IN

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4204 Clay Street Metairie, Louisiana 70001		
DRAWN BY: WJN	CHECKED BY:	
SCALE: 1/4" = 1'-0"		
DATE: OCT. 11, 2020		
DESCRIPTION: ELECTRICAL, MECH. AND PLUMBING	JOB NUMBER: BU2.0 2020 0011	SHEET: EMP

